



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

REGION 8

999 18TH STREET- SUITE 300

DENVER, CO 80202-2466

Phone 800-227-8917

<http://www.epa.gov/region08>

SDMS Document ID



2046816

Ref: 8EPR-SR

June 1, 2006

LANCE & KRISTINE WILCOX
33072 MARINA VISTA DR
DANA POINT, CA 92629

RE: 4727-4729 JOSEPHINE ST

Dear Owner,

As part of the VB/I-70 Superfund Site investigation, we recently took soil samples at your property to find out if there is too much lead or arsenic in your yard. *The results show that your property does not require a cleanup.* The levels of both lead and arsenic are below our cleanup levels. The soil sampling results for your property are as follows:

<u>ADDRESS: 4727-4729 JOSEPHINE ST</u>	<u>EPA Cleanup Levels</u>
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Lead	
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21 parts per million (ppm)	
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	above 400 ppm
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Arsenic	
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2 ppm	
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	above 70 ppm
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This means that your property is not considered by EPA to be part of the VB/I-70 Superfund Site. EPA does not believe that further measures are necessary. You and your family are not at significant risk from arsenic through ordinary contact with soil in your yard while playing, working, gardening, etc. Please note that there may be small areas in your yard, particularly near your house, that may have higher levels of lead due to peeling, external lead-based paint. EPA encourages all owners of older properties to take reasonable precautions regarding lead-based paint.

For further information, please feel free to contact EPA Community Involvement Coordinators Jennifer Chergo at (303) 312-6601 or Patricia Courtney at (303) 312-6631.

Sincerely,

Victor Ketellapper
Remedial Project Manager
The Environmental Protection Agency, Region 8

12896

Evergreen Analytical, Inc.

4036 Youngfield Street, Wheat Ridge, Colorado 80033-3862
(303) 425-6021

Client Sample ID: VB-4727-JO-01
Client Project ID: 213001.01
Date Collected: 4/27/06
Date Received: 4/28/06

Lab Work Order: 06-2712
Lab Sample ID: 06-2712-10
Sample Matrix: Soil

TOTAL METALS**Method: SW6020****Prep Method: SW3050**

Date Prepared: 5/4/06
Date Analyzed: 5/10/06

Lab File ID: 060510A.B\087SMPL.D
Method Blank: MB-9839

Dilution Factor: 5
Lab Fraction ID: 06-2712-10A

Analytes	CAS Number	Result	LQL	Units
Arsenic	7440-38-2	U	2.0	mg/Kg
Lead	7439-92-1	26	1.3	mg/Kg

**Analyst****Approved**

Qualifiers: B - Analyte detected in the associated Method Blank, value not subtracted from result
E - Extrapolated value. Value exceeds calibration range
H - Sample analysis exceeded analytical holding time
J - Indicates an estimated value when the compound is detected, but is below the LQL
S - Spike Recovery outside accepted limits
U - Compound analyzed for but not detected
X - See case narrative
* - Value exceeded the Maximum Contamination Level (MCL), TCLP limit, or if compound is undetected, LQL exceeds MCL.

Definitions: NA - Not Applicable
LQL - Lower Quantitation Limit
Surr - Surrogate

Print Date: 5/11/06

Evergreen Analytical, Inc.

4036 Youngfield Street, Wheat Ridge, Colorado 80033-3862
(303) 425-6021

Client Sample ID: VB-4727-JO-02
Client Project ID: 213001.01
Date Collected: 4/27/06
Date Received: 4/28/06

Lab Work Order: 06-2712
Lab Sample ID: 06-2712-11
Sample Matrix: Soil

TOTAL METALS**Method: SW6020****Prep Method: SW3050**

Date Prepared: 5/4/06
Date Analyzed: 5/10/06

Lab File ID: 060510A.B\088SMPL.D
Method Blank: MB-9839

Dilution Factor: 5
Lab Fraction ID: 06-2712-11A

Analytes	CAS Number	Result	LQL	Units
Arsenic	7440-38-2	U	2.0	mg/Kg
Lead	7439-92-1	22	1.4	mg/Kg

**Analyst****Approved**

Qualifiers: B - Analyte detected in the associated Method Blank, value not subtracted from result
E - Extrapolated value. Value exceeds calibration range
H - Sample analysis exceeded analytical holding time
J - Indicates an estimated value when the compound is detected, but is below the LQL
S - Spike Recovery outside accepted limits
U - Compound analyzed for but not detected
X - See case narrative
* - Value exceeded the Maximum Contamination Level (MCL), TCLP limit, or if compound is undetected, LQL exceeds MCL.

Definitions: NA - Not Applicable
LQL - Lower Quantitation Limit
Surr - Surrogate

Print Date: 5/11/06

Evergreen Analytical, Inc.

4036 Youngfield Street, Wheat Ridge, Colorado 80033-3862
(303) 425-6021

Client Sample ID: VB-4727-JO-03
Client Project ID: 213001.01
Date Collected: 4/27/06
Date Received: 4/28/06

Lab Work Order: 06-2712
Lab Sample ID: 06-2712-12
Sample Matrix: Soil

TOTAL METALS

Method: SW6020

Prep Method: SW3050

Date Prepared: 5/4/06
Date Analyzed: 5/10/06

Lab File ID: 060510A.B\089SMPL.D
Method Blank: MB-9839

Dilution Factor: 5
Lab Fraction ID: 06-2712-12A

Analytes	CAS Number	Result	LQL	Units
Arsenic	7440-38-2	U	2.0	mg/Kg
Lead	7439-92-1	15	1.4	mg/Kg


Analyst


Approved

Qualifiers: B - Analyte detected in the associated Method Blank, value not subtracted from result
E - Extrapolated value. Value exceeds calibration range
H - Sample analysis exceeded analytical holding time
J - Indicates an estimated value when the compound is detected, but is below the LQL
S - Spike Recovery outside accepted limits
U - Compound analyzed for but not detected
X - See case narrative
* - Value exceeded the Maximum Contamination Level (MCL), TCLP limit, or if compound is undetected, LQL exceeds MCL.

Definitions: NA - Not Applicable
LQL - Lower Quantitation Limit
Sur - Surrogate

Print Date: 5/11/06

4727-4729 Josephine Street

Alley

4
4

N

Sections	# of Grids	Sample Points
01	74	12
02	58	9
03	60	9

192/30 = 6.4

4729 Josephine

VB-4727-J0-01 \square Green 1232
 VB-4727-J0-02 Δ Yellow 1231
 VB-4727-J0-03 * Red 1236

driveway surface

4727 Josephine

1236

Josephine Street

68916

4-27-06



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

REGION 8

Victor Ketellapper

Phone 800-227-8917

<http://www.epa.gov/region08>

CONSENT FOR ACCESS TO PROPERTY

Name: Lance & Kristine Wilcox (or current property owner)

Location of Property: 4727-4729 Josephine St

Property ID: 6896

I consent to officers, employees, and authorized representatives of the United States Environmental Protection Agency (EPA) entering and having continued access to the above referenced property for the purpose of taking samples of soil on the Site.

I realize that these actions are undertaken pursuant to EPA's response and enforcement responsibilities under the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA or Superfund), 42 U.S.C. § 9601 *et seq.*

Lance Wilcox

Printed Name

(949) 487-6820

Phone Number

[Signature]
Signature

3-20-06
Date